

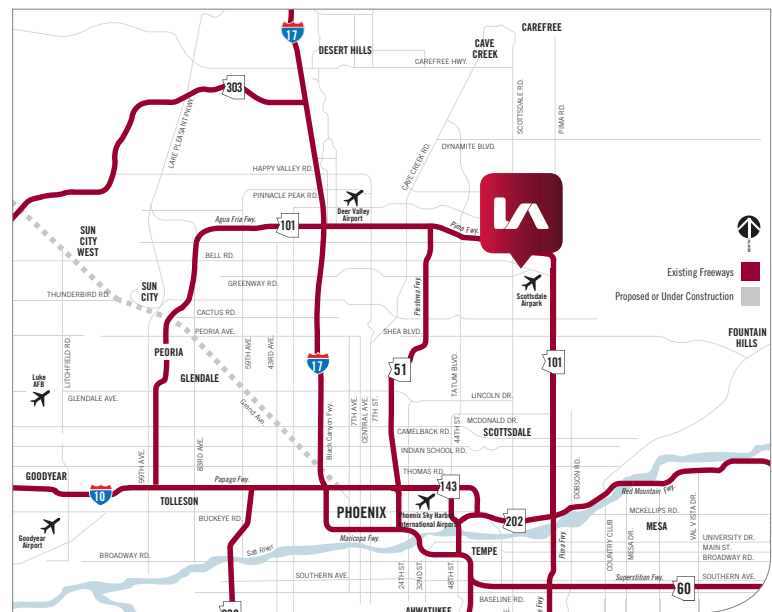
FOR SALE/LEASE  
7400 E. MONTE CRISTO AVE.  
SCOTTSDALE, ARIZONA 85260

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## FEATURES

- **18,205 SF building**  
Suite 100: ± 3,226 SF (Office)  
Suite 101: ± 5,998 SF (Office)  
Suite 102: ± 2,344 SF (Warehouse)
- **±55,000 SF lot**
- **Prominent building signage fronting Monte Cristo Ave**
- **±4.00:1,000 parking**
- **Zoned I-1, City of Scottsdale**
- **Built 1999**
- **Sale price: \$3,650,000.00**
- **Lease rate: \$1.20 NNN**



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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## FEATURES

- Flexibility to lease numerous size combinations of office & warehouse
- Attractive single-story property with tremendous accessibility
- Tasteful interior finishes with efficient floor plan
- Warehouse space is evap cooled
- Amenity rich location
- High-end office space with great curb appeal
- Complete drive around access surrounding the building



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